

## TASK ORDER

This is Task Order No. 2025-06,  
consisting of 4 pages  
City of Columbus  
Fireman's Park Pavilion Remodel

In accordance with the Agreement Amendment between City of Columbus (Owner) and Ruekert & Mielke, Inc. (Engineer) dated February 20, 2019, Owner and Engineer agree as follows:

### 1. Specific Project Data

- A. Title: Fireman's Park Pavilion Remodel
- B. Description: This task order includes due diligence, design, bid letting and construction administration phases for the interior remodel for the Fireman's Park Pavilion. The remodel consists of removal of existing carcinogenic insulation materials (asbestos abatement), building envelope insulation and the addition of HVAC. The project will be released for letting in one (1) of two (2) ways: 1) one combined package requiring a general contractor and team of subcontractors, or 2) three separate bid packages including each of the three elements of the project.

### 2. Services of Engineer

- A. PHASE 1 – Due Diligence
- i. Scan building
    - Team of 2 travel to/from site.
    - Scan entirety of building.
    - Process data for use in review and model generation.
  - ii. Build 3D model
    - Use scan data to build accurate working model (Revit).
  - iii. Design development – high level HVAC system evaluation
    - Define multiple HVAC systems and viability based on determined factors, feasibility, timeframe, capital cost.
    - High level comparison between the HVAC systems and recommendation to City.
    - Includes meeting with City to determine design path forward.
- B. PHASE 2 – Design
- i. Plan Development
    - Prepare existing conditions.
    - Demolition plans for elements that require removal – Asbestos abatement, HVAC equipment, utilities.
    - Building envelope insulation add.
    - HVAC system design – equipment, distribution and utility adjustments.
    - Incidental electrical.
    - Incidental plumbing.
    - Prepare cover, notes, details and schedules.
    - Meet with City stakeholders to review prior to bid letting.
    - Final opinion of probable construction cost.
  - ii. Specification Development
    - Specifications – legal and procedural, front ends.
    - Specifications – technical equipment, materials, distribution and utilities.
    - Complete project manual for bidding.
- C. PHASE 3 – Bid Letting
- i. General coordination with City.
    - Confirm how to release bid package(s); either single package, or multiple separate packages.

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- ii. General coordination with potential bidders.
  - iii. Addenda preparation.
  - iv. Attend Pre-Bid meeting.
  - v. Attend bid opening.
  - vi. Review bids and prepare bid tabulation.
  - vii. Make formal award recommendation to City.
- D. PHASE 4 – Construction Administration
- i. Attend Pre-Construction meeting.
  - ii. Review awarded contractor schedule.
  - iii. Review and respond to contractor Request for Information (RFI) via Instruction to Contractors (ITC) with plan revisions.
  - iv. Review submittals.
  - v. Attend periodic construction review meetings; assume bi-weekly through construction.
  - vi. Review closeout materials – Operations & Maintenance (O&M) Manuals, Pay Application.
  - vii. Provide punch list walkdown and write-up.

### 3. Owner's Responsibilities

City shall have those responsibilities set forth in Section II of Agreement, subject to the following:

- A. City shall confirm attendance at meetings prior to attendance by Engineer.
- B. Provide approval of selected design and specifications.
- C. Provide timely review of plans.
- D. Provide submittal to State Historic Preservation Office (SHPO).

### 4. Work Excluded

- A. The following items are excluded from the Scope of Services:
  - i. Any scope that is not specifically listed above.
  - ii. Follow-up site visits, meetings, and certifications not included in the scope listed above.
  - iii. Exterior improvements.
  - iv. Alternatives analysis different from those specifically listed above.
  - v. Environmental impact statements.
  - vi. Record drawings.
  - vii. Boundary survey or property survey.
  - viii. Permitting.
  - ix. Public hearings.

### 5. Times for Rendering Services

- A. Schedules are subject to change due to activities beyond the control of Axiom Consultants-R/M.  
In general, the tentative schedule is as follows:

| <u>Phase</u>                 | <u>Completion Date</u>  |
|------------------------------|-------------------------|
| Authorization to Proceed     | 11/17/2025              |
| Due Diligence – Scan & Model | 12/12/2025              |
| High Level HVAC Comparison   | 12/19/2025              |
| Preliminary Design           | 03/31/2026              |
| Final Design and Advertise   | 04/14/2026              |
| Advertisement for Bids       | 04/21/2026 & 04/28/2026 |
| Bids Due on Project          | 05/12/2026              |
| Council to Consider Bids     | 05/19/2026              |
| Construction                 | 09/30/2026              |

### 6. Payments to Engineer

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A. Owner shall pay Engineer for services rendered as follows:

| <u>Category of Services</u>           | <u>Compensation Method</u> | <u>Lump Sum</u> |
|---------------------------------------|----------------------------|-----------------|
| Phase 1 – Due Diligence               | Lump Sum                   | \$8,500         |
| Phase 2 – Design                      | Lump Sum                   | \$28,000        |
| Phase 3 – Bid Letting                 | Lump Sum                   | \$4,800         |
| Phase 4 – Construction Administration | Lump Sum                   | \$8,000         |
|                                       | <b>Total =</b>             | <b>\$49,300</b> |

B. The terms of payment are set forth in the Standard Terms and Conditions.

C. Agreement is incorporated by this reference. Axiom-R/M is authorized to begin performance upon its receipt of a copy of this Task Order signed by the City.

### 7. Consultants

A. None.

### 8. Other Modifications to Standard Terms and Conditions

A. None.

### 9. Attachments

A. None.

### 10. Documents Incorporated by Reference

Ruekert & Mielke, Inc. / Client Master Agreement

## TASK ORDER

TASK ORDER NO. 2025-06  
Fireman's Park Pavilion Remodel  
Between City of Columbus  
and  
Ruekert & Mielke, Inc.  
Dated November 4, 2025

Terms and Conditions: Execution of this Task Order by Owner and Engineer shall make it subject to terms and conditions, (as modified above) set forth in the Master Engineering Agreement Amendment between Owner and Engineer, dated February 20, 2019, which are incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is November 4, 2025.

### OWNER:

City of Columbus

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### ENGINEER:

Ruekert & Mielke, Inc.

Signature: \_\_\_\_\_

Name: Jason P. Lietha, P.E.

Title: Senior Vice President

Date: October 24, 2025

### DESIGNATED REPRESENTATIVE FOR TASK ORDER

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Name: Joe Lomheim, P.E.

Title: Senior Mechanical Engineer

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Iowa City, IA 52240

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